

# FOR SALE: Highway Commercial Property

Schumann Business Park

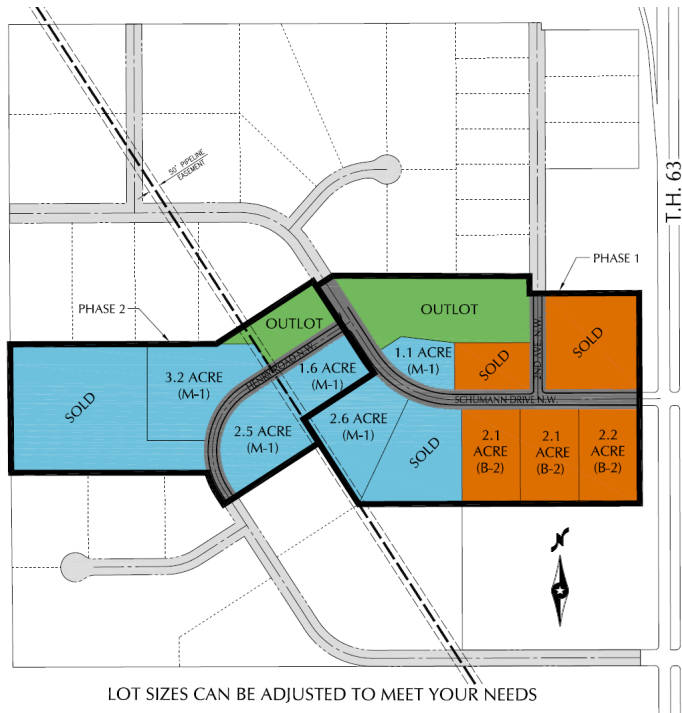
Schumann Drive, NW

Stewartville, Minnesota 55976



## Shovel Ready Lots Available!

- Seconds from I-90 interchange
- Minutes from downtown Stewartville, Rochester, Rochester International Airport, and Mayo Clinic
- Excellent Highway 63 frontage
- Schumann Park is FEE FREE!\*



## FEE FREE in Stewartville!\*

Highway Commercial & Light Manufacturing  
Starting at \$3.00 – \$5.00 psf

*\*Sale price includes assessment costs, SAC/WAC/SWAC.  
Some building fees may still apply. Fee Free is only  
applicable to the Schumann Business Park.*

### LEGEND

	HIGHWAY COMMERCIAL DISTRICT
	LIGHT MANUFACTURING DISTRICT
	PARK / OUTLOT

## Stewartville Economic Development Authority

City Hall

105 East 1st Street

Stewartville, Minnesota 55976

507-533-4745

[www.stewartvillemn.com](http://www.stewartvillemn.com)



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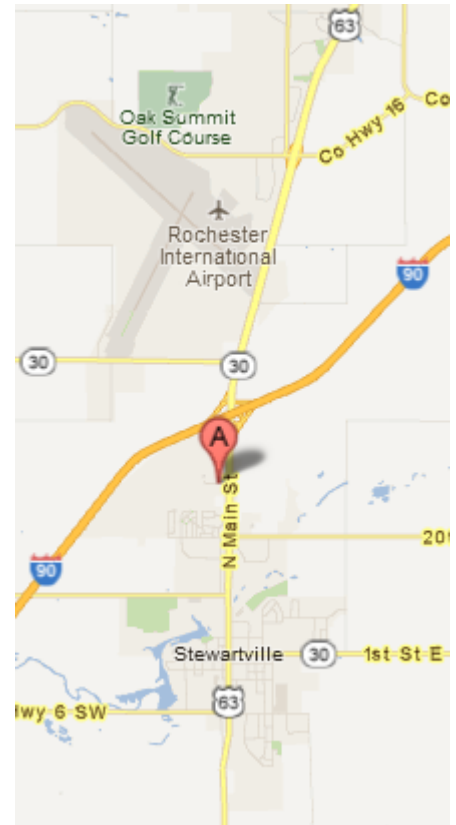
Stewartville, Minnesota 55976



**General Summary:** Highway commercial and light manufacturing lots located in the Schumann Business Park in northern Stewartville, MN. Lots can be sized to suit with asking price range of \$3 psf—\$5 psf. Some building fees may still apply. This property is located conveniently along Highway 63 at the I-90 interchange. Started in 2003, the park currently has 8 shovel-ready lots with additional acreage ready for development. Total size of park, 117 acres.

## Current Schumann Business Park tenants include:

- FedEx Ground
- Kwik Trip
- Schwickert's Roofing & Mechanical



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## 2013 FEES\*

Developers Fee	\$10,000
Zoning certificate	\$50
Dedication in lieu of park land	\$350/res. unit
Subdivision Filing Fee	+ engineer's fees
GDP	\$200
Preliminary Plat	\$200
Final Plat	\$200
SAC	\$2,000/acre
WAC	\$2,000/acre
Storm Water Area Charge	\$2,000/acre

Building Permit Fee	Per Olmsted County
Water Connection	\$325
Sewer Connection (Commercial)	\$500
Meter (Commercial)	\$500
Variance	\$150
Rezoning/Zoning Amendment	\$150
Conditional use permit	\$150
Annexation	\$800 (aprox.)
Right-of-way Permit	\$40
Commercial Site Review	Per engineer's fee

\*Fees subject to change; call City Hall for latest fee schedule

## Business Incentives Available:\*\*

Tax Increment Financing

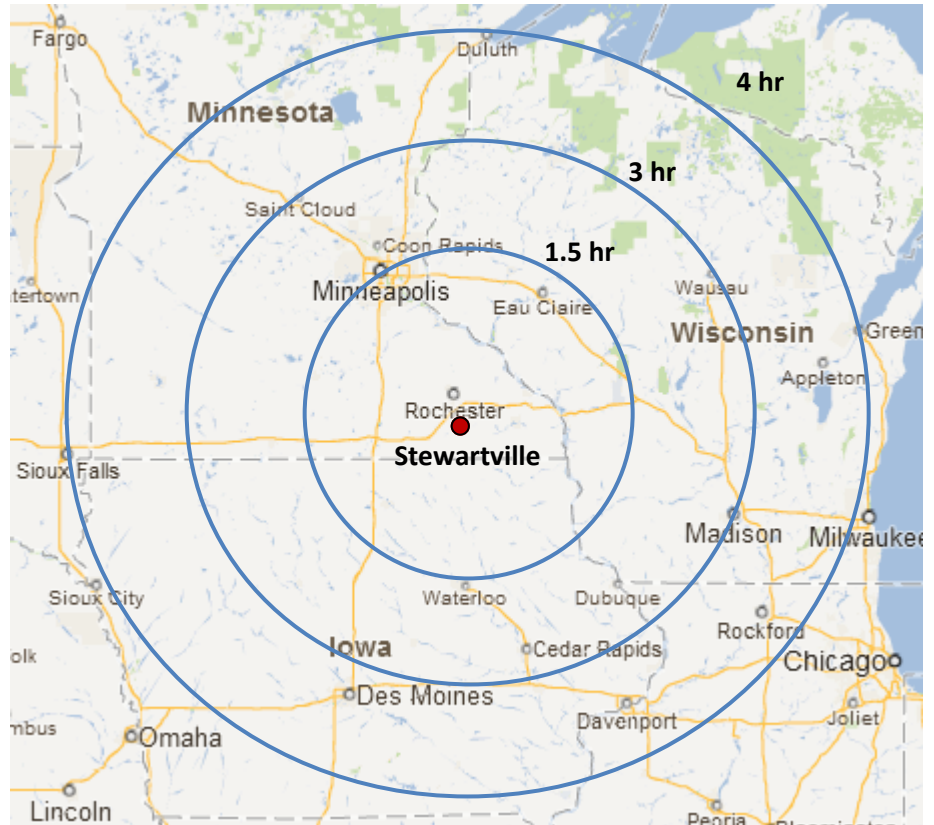
Tax Abatement

Revolving Loan Fund

5% Finder's Fee Available

Stewartville is also open to  
discussing other incentive  
options, if available

*\*\*All incentives are based on need, are subject  
to city policies, council approval, and  
applicable state laws. Some restrictions  
apply, contact City Hall for details.*



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## Property Features:

Location:	North Hwy. 63 in Stewartville, MN. 43°52'35.93"N 92°29'20.03"W
Building Size:	n/a — Bare Ground
Construction Type:	n/a — Bare Ground
Lot Size:	1.1 Acre + (117 ac. total; will size to suit)
Parking:	n/a
Electrical:	People's Cooperative Services (507-367-7000)
Water/Sewer:	City of Stewartville (507-533-4745)
Natural Gas:	MN Energy Resources (800-889-9508)
Zoning:	Highway Comm. & Light Mfg. (see map)
Taxes:	<i>call for info</i>
Price:	Starting at \$3 per square foot
Other Amenities:	<i>call for info</i>

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